



**PLANNING BOARD
TOWN OF LONGMEADOW**
20 Williams St.
Longmeadow MA 01106

Cheryl Thibodeau, Chair
Walter Gunn, Clerk
Bruce Colton
Donald Holland
Chris Legiadre

Notice of Hybrid Hearing, Meeting and Agenda PLANNING BOARD

Where: Longmeadow High School's Room A15, 535 Bliss Rd.

When: Wednesday November 2nd, 2022 at 7:00 PM

Arrangements for remote participation by Planning Board members and members of the public are being made in accordance with the July 16, 2022 Bill that extends certain provisions of the Open Meeting Law.

Two ways to participate in this meeting:

a) Attend in person: see location above.

b) Attend Virtually: join the Zoom platform.

- Direct one-click link:

<https://us02web.zoom.us/j/84141698056?pwd=aEV4RTEveCs3NGNweDNxWDFzSIN4UT09>

- Additionally, you may call (646) 558-8656 or visit www.zoom.us and enter Meeting ID 841 4169 8056 as well as Password 733078

1. Chairman's Call to Order and Roll Call

2. Acceptance of Minutes:

- a) Regular Meeting, October 5, 2022
- b) Public Hearing and Regular Meeting, October 24, 2022

3. Site Plan Waivers, ANR Plans and Sign Applications

- a) Case 20221102-1, Sign Application: Provisions, 688 Bliss Rd, James Carlin, Ace Signs.
- b) Case 20221102-2, Site Plan Waiver: Fletcher's Barbeque, 410 Longmeadow St., Bill Fletcher and Architectural Insights, Lawrence Tuttle.

4. Public Hearings

- a) Case 20221005. Site and Design Review Application, 899-925 Shaker Rd. Applicant: PUN Longmeadow Realty, 901 Shaker Rd. Represented By: Capitol Studio Architects, David Holmes.
- b) Proposed amendments to the Planning Board's Subdivision Rules and Regulations

5. Visitor Comment/Question Period (10 minutes total time limit)

6. Other Business

- a) Discussion and Action - Letter to EL Planning Board regarding warehouse East Longmeadow Case SITE 2022-07.
- b) Discussion and action - Draft Op-Ed to highlight Town's work on the Long Range Plan for publication.
- c) Assistant Town Manager and Director of Community Development Report and Updates.
 - i. Updates on formation of LRP's steering committee
- d) Announcements/Correspondence
- e) Schedule for 2023
- f) Planning Board Member Comments

7. Adjourn – Regular meeting

Relevant documents associated with this agenda are available digitally by contacting the Community Development Department at building@longmeadow.org or bdamiano@longmeadow.org

**Subject to change with notice printed 10/31/2022, 9:29am – amended 10/31/2022 at 10:52am (error on date line)*

-- HYBRID PUBLIC HEARING NOTICE --
November 2nd, 2022 7:00 pm

Two ways to participate in this meeting:

Attend in person:

Longmeadow High School Room A15 – 535 Bliss Road, Longmeadow MA 01106 *Masks are recommended*

Attend Virtually - Zoom Meeting Information:

Direct one-click link:

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as well as Password 733078

The Longmeadow Planning Board will hold a virtual hybrid public hearing for the purpose of public input to the following proposed amendments to the Planning Board's Subdivision Rules and Regulations as prescribed by MGL Chapter 41, Section 81Q:

<u>Current Rules</u>	<u>Ecode 360 Format</u>	<u>Proposed Amendment</u>
§ 1-1. Authority	Ch. 332 Subdivision of Land Rules & Regulations, Article I Authority and Purpose, § 332-2 Purpose	To change MGL c. 41, § 81Q. to MGL c. 41, § 81M."
§ 2-1. Definition	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To change "a planning board" in this definition to "the Planning Board" and changing "Chairman" to "Chair."
§ 2-1. Definition	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To change “definitive subdivision plan” to “definitive plan.”
§ 2-1. Definition	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To revise as follows: “PLANNING BOARD – The Planning Board of the Town of Longmeadow as described in Section 3-6 of the Town Charter.”
§ 2-1. Definition Special Flood Hazard Area	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To revise to read: Flood Insurance Rate Maps dated July 16, 2013, and subsequent revisions...”

§ 2-1. Definition Standard Specifications	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To update to “Massachusetts Department of Transportation”
§ 2-1. Definition Subdivision	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	To revise as follows: In Subsection A: "A public way or a way which the Town Clerk certifies is maintained and used as a public way, or" In Subsection C: "A way in existence when the Subdivision Control Law became effective in the Town, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be of at least such distance as is then required by the Zoning Bylaw of the Town for erection of a building on such lot.”
§ 3-3.B(19) Definitive Plan	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the submission and approval of plans, § 332-12 Definitive plan Violations and penalties; remedies	To update from “soil conservation service to Natural Resource Conservation Service.”
§ 3-3.F Definitive Plan Public Hearing	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the submission and approval of plans, § 332-12 Definitive plan	To delete “the Sewer Commissioners.”
§ 3-3.F Definitive Plan Public Hearing	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the submission and approval of plans, § 332-12 Definitive plan	To change “Highway Department” to “Department of Public Works.”
§ 4-1.F Streets Bridges	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-13 Streets	To update “state department of public works” to “State Department of Transportation.”

§4-6.I(5) Stormwater runoff control	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	To change “Superintendent of Highways to Department of Public Works.”
§4-6.J Stormwater runoff control	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	To change: “It must be piped underneath with the exception of cul-de-sacs in which case shall be designed with a highpoint in the middle draining to the outside to minimize winter icing.” to "It must be piped underneath with the exception of culs-de-sac in which case the cul-de-sac shall be designed with a high point in the middle draining to the outside to minimize winter icing."
§4-6.N Stormwater runoff control	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	To change: “The method of construction and the materials used in construction shall conform to the most recent Massachusetts Highway Department, Standards and Specifications for Highways. Bridges and Waterways.” to "The method of construction and the materials used in construction shall conform to the most recent Massachusetts Department of Transportation Standards and Specifications for Highways and Bridges."
§ 5-8.A Supervision and Certification	Ch. 332 Subdivision of Land Rules & Regulations, Article V Required Improvements for an Approved Subdivision, § 332-28 Supervision and certification	To change “Department of Public Works, which department or departments” to "Department of Public Works, which department”
§6-5. Administrative Forms	Ch. 332 Subdivision of Land Rules & Regulations, Article VI Administration, § 332-33 Administrative forms	To change “Attached, as part of these regulations, are certain administrative forms, applications, and other documents associated with subdivisions. These forms may be changed from time to time by majority vote of the Board without notice to reflect changes in procedures or laws.” to "Administrative forms, applications, and other documents associated with subdivisions are available from the Planning Board as well as the Town Clerk's office. These forms may be changed from time to time by majority vote of the Board without notice to reflect changes in procedures or laws."

The purpose of this hearing is to provide an opportunity for the public to express their views and opinions. Anyone wishing to be heard should attend said hearing at the time and place mentioned above.

FOR THE LONGMEADOW PLANNING BOARD:

Walter T. Gunn
Clerk

**Originally uploaded to town website on 10/17/2022 at 9:58am*

– HYBRID PUBLIC HEARING NOTICE –
November 2nd, 2022 7:00 pm

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The Longmeadow Planning Board will hold a hybrid public hearing on Wednesday November 2, 2022, at 7:00 PM at the Longmeadow High School's Room A15 (535 Bliss Rd, Longmeadow, MA) for a Site and Design Review application for PUN Longmeadow Realty, 902 Shaker Rd. a/k/a/ the Armata's Plaza.

A copy of these amendments is filed with the Town Clerk and Department of Community Development (20 Williams Street, Longmeadow, MA) and may be inspected during normal business hours.

The purpose of this hearing is to provide an opportunity for the public to express their views and opinions. Anyone wishing to be heard should attend said hearing at the time and place designated in person or virtually. Relevant documents associated with this agenda are available digitally by contacting the Community Development Department at (413) 565-4153 or building@longmeadow.org.

FOR THE PLANNING BOARD, WALTER GUNN, CLERK.

CC:

Longmeadow Town Clerk
Dept. of Community Affairs (DHCD)
Pioneer Valley Planning Commission
City of Springfield

Town of East Longmeadow
Town of Enfield, CT
Town of Agawam

**Originally uploaded to town website on 10/18/2022 at 2:20pm. Amendment uploaded on 10/19/2022 at 9:30am*